



Area
142 m²

Floor
4 / 4

Rooms
4



Construction year
2013



Apartment
For sale

2 390 000 PLN
16 831 PLN / m²

Offer no: **876801**

WILANÓW, STARY / NOWY WILANÓW, ADAMA BRANICKIEGO

142m2 | Duplex | Terrace | Wilanów

A DUPLEX PENTHOUSE WITH A TERRACE ON THE ROOF

Smart house | Large terrace | High-class materials | 2 parking spaces | Nice view

MAIN ADVANTAGES

Location first of all! Not even in the sense of the address as such, but the specific location of the apartment in the building tissue. This location gives us a beautiful view of the area, culminating in a panorama of downtown skyscrapers with the Palace of Culture and Science.

This apartment is an ideal proposition for a family and a great alternative to a home – a roof terrace offers great potential for arranging a beautiful garden, which in the summer will be both a place for relaxation and meetings for adults, as well as a wonderful playground for children. The apartment is very quiet, which, combined with the beautiful terrace, allows its residents to create a refuge from the urban jungle.

LAYOUT

Ground floor:

- * Master bedroom with en suite bathroom and two walk-in closets
- * Office
- * Large hall

Upper floor:

- * Living room with access to the terrace
- * Kitchen with dining area
- * Bedroom with en suite bathroom
- * Guest toilet
- * Almost 80m2 roof terrace

In this two-level apartment, the functional division was treated a bit unusually. Thanks to the transfer of the kitchen and living room to the upper floor, it was possible to effectively and attractively integrate the large, almost eighty-meter terrace into the life of the residents. A designer guest toilet serves as a complementary function for the living area.

In addition, there is also a bedroom on the first floor with its own bathroom and a built-in wardrobe.

On the ground floor of the apartment, the large master bedroom with two separate wardrobes and its own bathroom are worth pointing out, as well as the two large and well-made wardrobes in the corridor.

The advantage of the apartment is the night view outside the window and the fireplace and lighting that harmonize with it. It creates an extremely intimate, and even holiday-like atmosphere in the summer. A quiet terrace, a sunbed, and a glass of your favorite wine are a recipe for a pleasant evening, which we can implement in this penthouse whenever we feel like it!

FINISHINGS STANDARD

An apartment in such a location, with a spacious terrace and a beautiful view, would not be complete without the appropriate materials. The current owner was aware of this, so everything was made to a very high standard.

There are a lot of natural materials – several different travertines, granite, bamboo, and oak wood flooring in bedrooms – or good quality Italian tiles. Ceramics and bathroom faucets are top-shelf designer products, similar to kitchen equipment and fittings, as well as all built-in wardrobes.

The advantage of the apartment that deserves a separate mention is the smart home technology in the form of KNX technology electrical distribution. Thanks to this, we have controllable, programmable light switches, radio at the switch, or a convenient master switch button at the entrance

INVESTMENT

The Villa Verde investment was built by Qualia Development at ul. Branicki is characteristic thanks to the long passage of services occupying almost the entire ground floor, and thanks to several semi-closed patios at the rear with lawns and intimate playgrounds.

The common spaces of the building are made in modern design, finished mainly with stoneware, tiles, and stainless steel.

There is an underground garage under the building, and in front of it, on the side of Branickiego street, a large car park is available for guests and customers of service premises.

LOCATION

The apartment is located close to the heart of New Wilanów. Through Sarmacka Street or al. Rzeczpospolita, we will reach the main shopping street of the district – Klimczaka, with a number of attractive restaurants and confectioneries, including several sushi places, Vita Cafe with great pączki, or Wilanów Bar Mleczny. In addition, there are many service outlets, pharmacies, the Korea House shop, and the very luxurious Par L'amour erotic boutique.

Within a few minutes walk along Klimczaka street, we will reach the beautiful Royal Wilanów office and service building, which is a showcase of Nowy Wilanów and the design craftsmanship of JEMS Architekci.

In turn, staying in the immediate vicinity, we can shop in the local sports shops or eat in the famous Basico restaurant. The main Medcover hospital and the large Asseco office center are also located nearby.

A short walk along Branickiego street will take us to the picturesque Kostki-Potockiego street, and along with it, we will reach the Palace in Wilanów, along with the surrounding park and historic post office buildings.

On the other hand, going in the opposite direction, we will reach undeveloped parks, and along narrow field paths, we can reach the Vistula embankment, along which you can take a very pleasant walk almost to the Powiśle Park itself.

There are two bus stops next to the building, where buses that take you to Śródmieście and the Metro Wilanowska terminus stop.

A bit further, along ul. Powiśle there are more bus lines and a bicycle route, thanks to which we will also reach Powiśle and further, Konstancin-Jeziorna, or the parts of Warsaw along the left bank of the Vistula.

ADDITIONAL INFORMATION

2 garage spaces, including one wider (for the disabled) and a storage room included in the price

I'll see you at a presentation!













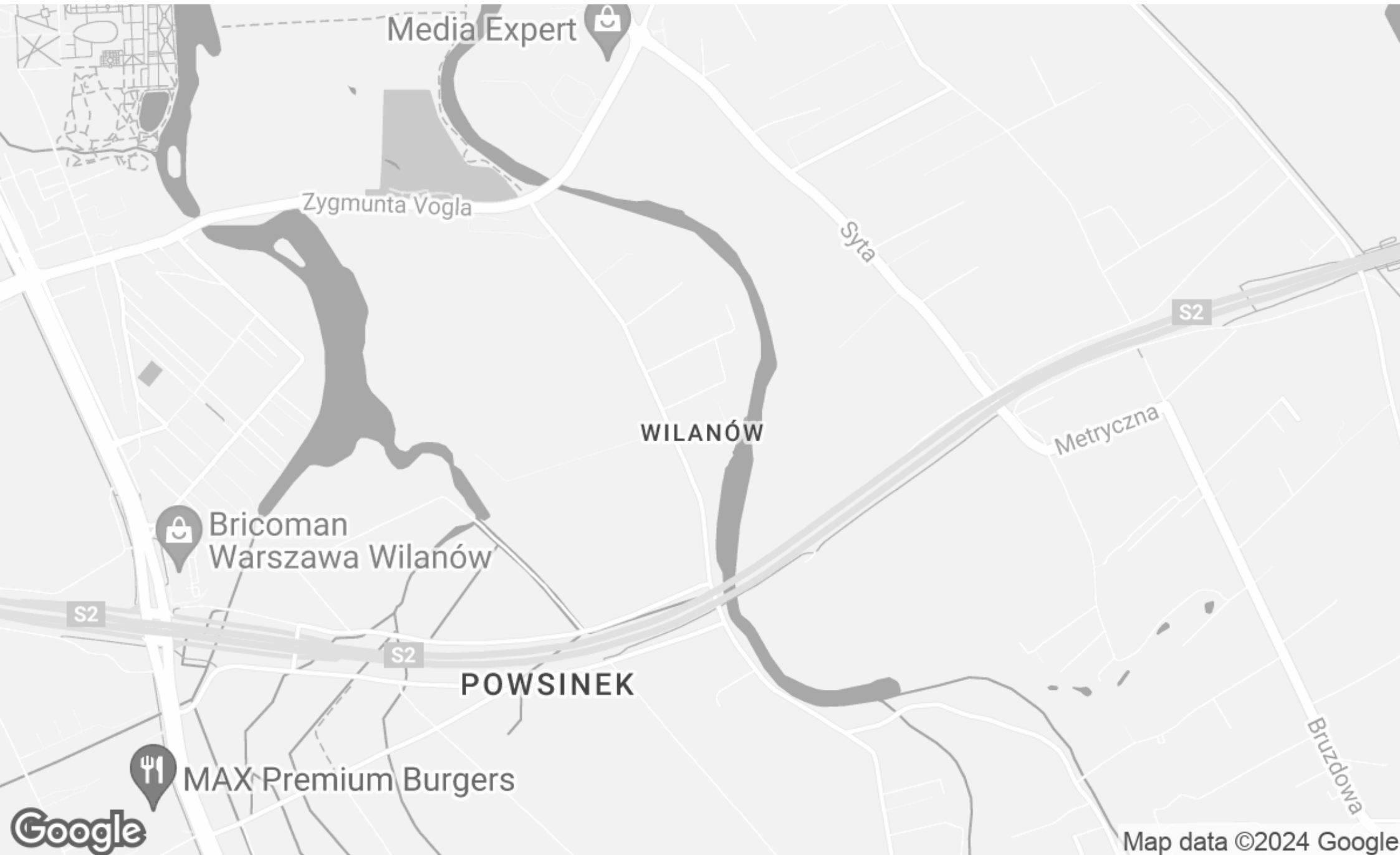








PROPERTY
LOCATION



PROPERTY AGENT
CONTACT



TOMASZ SZAROSZYK

Senior Real Estate Advisor & Architect | Team Leader

phone: +48 512 305 959

email: t.szaroszyk@partnersinternational.pl



WARSAW

Fort Piłsudskiego 2

(entrance from Idzikowskiego street)

02-704 Warsaw

+48 22 646 52 02

info@partnersinternational.pl

najem@partnersinternational.pl

TRÓJMIASTO

Kopernika 12/1

81-846 Sopot

+48 790 801 306

trojmiasto@partnersinternational.pl

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